NEWTON FALLOWELL

13 Braceby Road, Skegness - PE25 2BE

£200,000

13 Braceby Road

Skegness

NO CHAIN. MOTIVATED SELLERS. A modern 3 Bedroom semi-detached house situated on the popular Lumley Fields Estate convenient for schools, doctors and local shops. The accommodation comprises entrance hall, lounge, nicely fitted dining kitchen with patio doors onto the rear garden and a ground floor W.C. To the first floor there is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The property benefits from a new worcester gas central heating boiler (October 2026) with a 10 year warranty, a block paved drive, garage and an enclosed rear garden. EPC Rating B.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

NEWTON FALLOWELL

ACCOMMODATION
Entrance is on the front elevation via a composite door to the:-

HALLWAY
With tiled floor, radiator, stairs to first floor.

LOUNGE
16' 4" x 13' 0" (4.99m x 3.95m)
With pvc window to the front elevation, radiator.

DINING KITCHEN
16' 9" x 9' 11" (5.11m x 3.01m)
Fitted with a range of high gloss base and wall units, work surfaces with tiled splashbacks, composite sink unit with mixer tap over, built under oven with 4 ring gas hob and extractor hood above, integrated fridge freezer, space and plumbing for washing machine, concealed new Worcester gas central heating boiler (October 2026) with 10 year warranty, pvc window and pvc patio doors to the rear elevation.

W.C
With W.C, hand basin, radiator, opaque pvc window to the side elevation.

FIRST FLOOR LANDING
With pvc window to the side elevation, access to roof space, built in cupboard.

BEDROOM 1
11' 2" x 10' 11" (3.40m x 3.33m)
With pvc window to the front elevation, radiator, recessed built in wardrobe.

EN-SUITE SHOWER ROOM
With tiled shower enclosure, pedestal hand basin, W.C, radiator, opaque pvc window.

BEDROOM 2
9' 3" x 9' 1" (2.81m x 2.77m)
With pvc window to the rear elevation, radiator.

BEDROOM 3
8' 9" x 7' 1" (2.66m x 2.15m)
With pvc window to the rear elevation, radiator.

BATHROOM
6' 8" x 5' 11" (2.03m x 1.80m)
With bath with shower and screen over, tiled surround, pedestal hand basin, W.C, ceiling light tunnel, heated towel radiator.

OUTSIDE
To the front is a lawned garden with block paved path to the front door . A block paved drive to the side leads to the:-

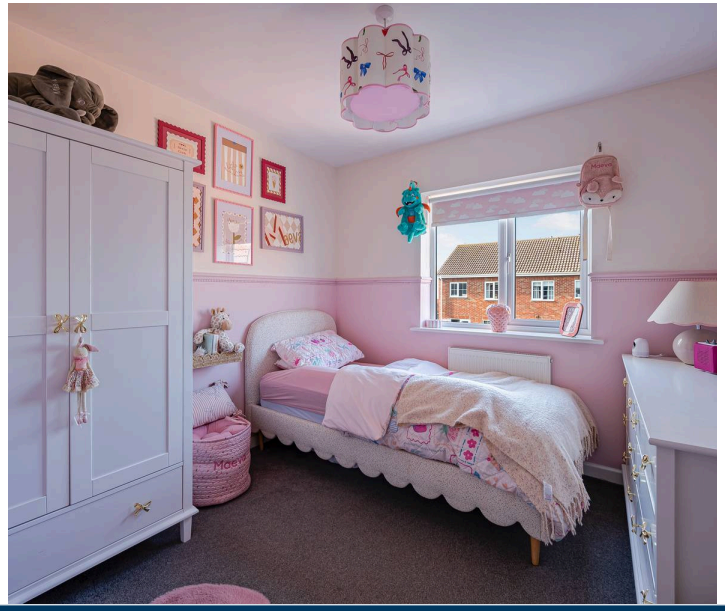
GARAGE
With up and over vehicle door, light and power, side door to the rear garden.

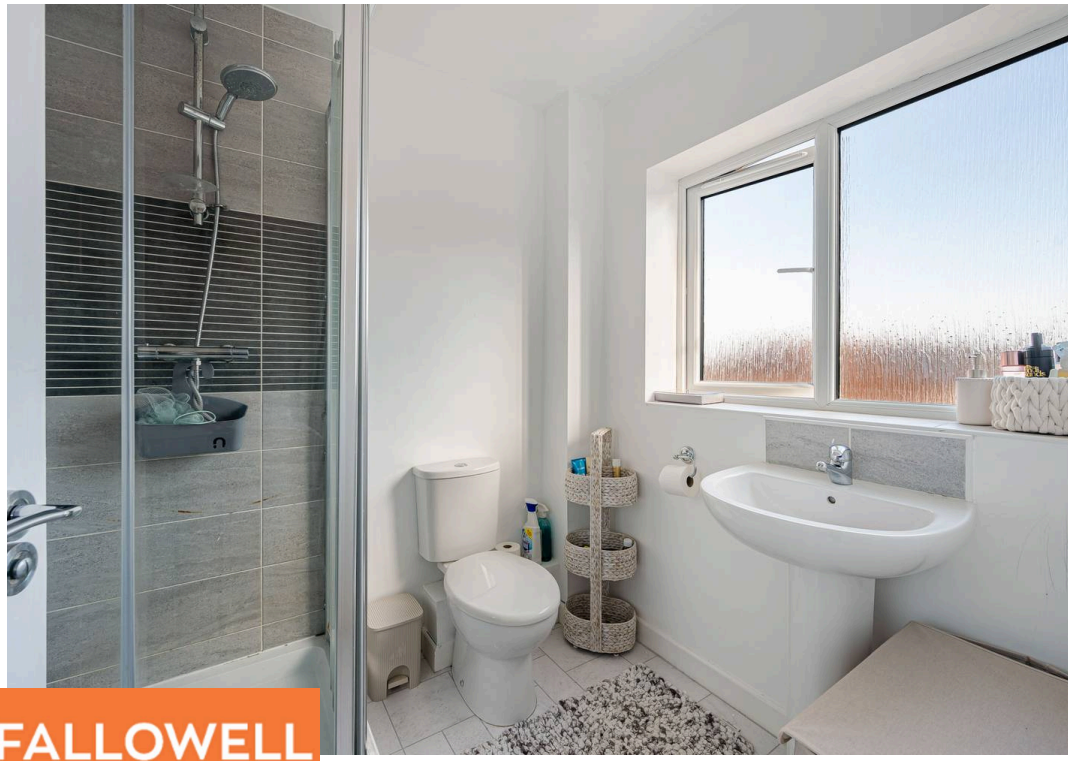
REAR GARDEN
A gate from the drive opens into the enclosed rear garden which has a lawn and paved patio seating area.

TENURE
Freehold.

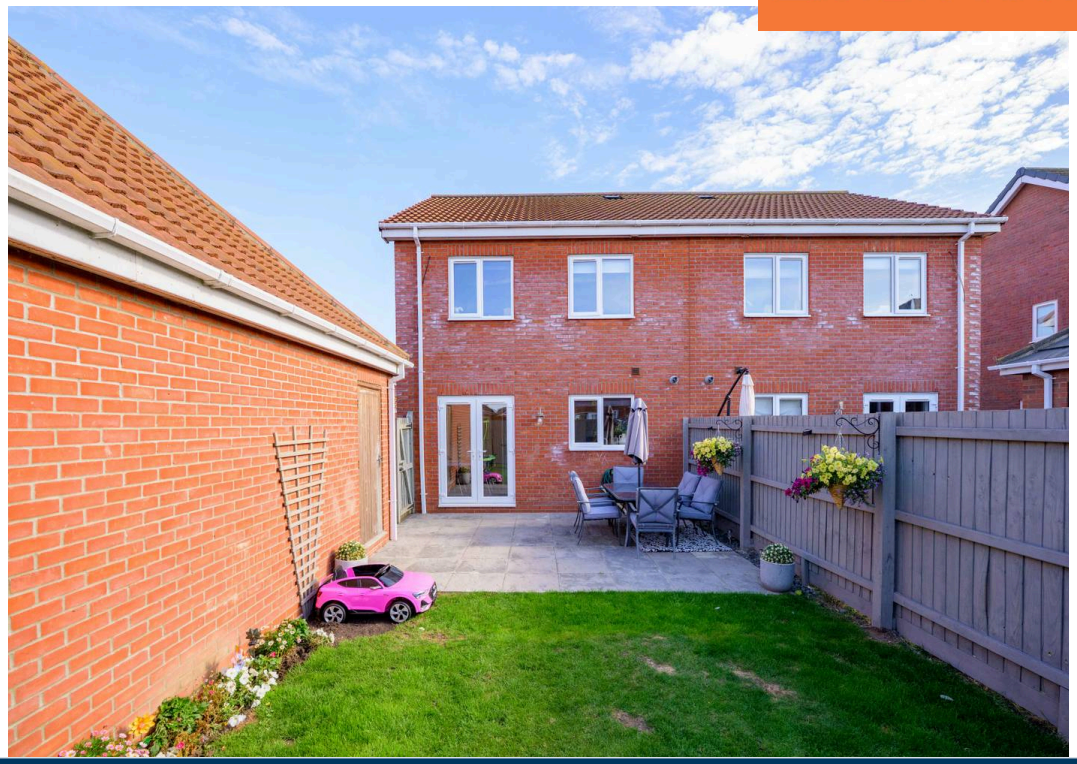
SERVICES
The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING
By prior appointment with Newton Fallowell office in Skegness.





NEWTON FALLOWELL



COUNCIL TAX

Charging Authority – East Lindsey District Council Band B - 2026/27 - £1,804.19

ANTI-MONEY LAUNDERING REGULATIONS

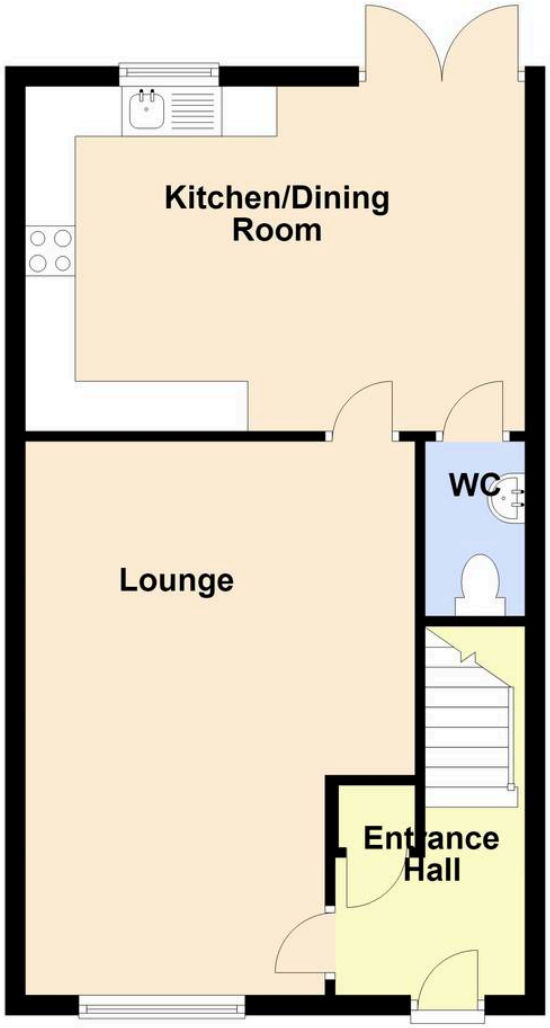
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks of £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENTS NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

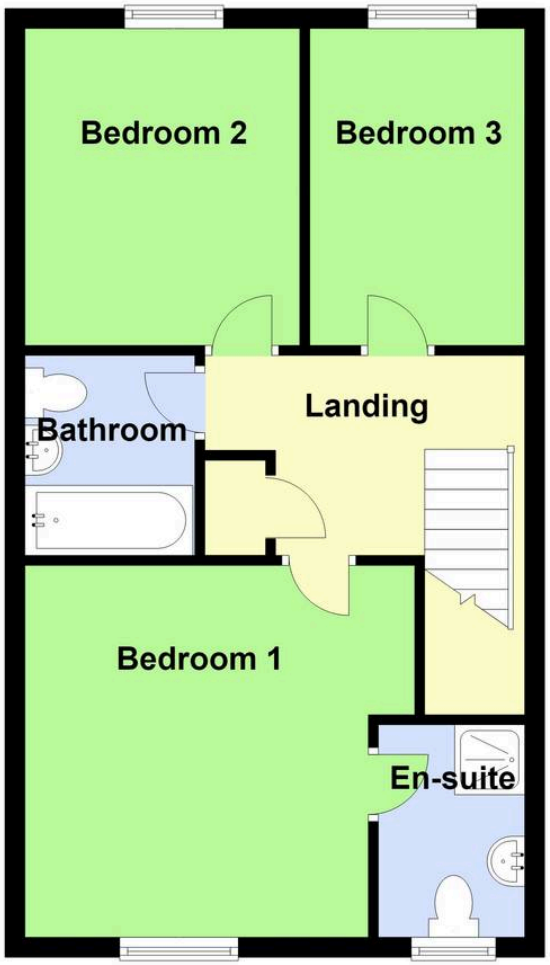
Ground Floor

Approx. 45.5 sq. metres (489.2 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.2 sq. feet)



Total area: approx. 90.9 sq. metres (978.4 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

NEWTON FALLOWELL